



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 12-17-2001**

Minutes of the Meeting  
December 17, 2001

Members Present: Roland Chaput  
Ed Tsoi  
John FitzMaurice  
Nora Mann  
Barry Faulkner

In addition: Alan McClennen, Jr., Secretary ex officio  
Kevin OBrien, Asst. Planning Director  
Joey Glushko, Planner

8:00 p.m. -- The Redevelopment Board convened in the second floor conference room of the Robbins Memorial Town Hall to meet with representatives of the Symmes Advisory Committee.

Charlie Foscett, Chairman of the Symmes Advisory Committee and John Maher, Town Counsel were present to review the status of the work of the Symmes Advisory Committee.

Mr. Foscett reviewed a handout dated December 17, 2001, which described in considerable detail the work of the committee up to that date.

John Maher informed the Board that Lahey and Health/South had agreed to the Purchase and Sale Agreement as of 5:15 that day. The Town will purchase the site for 7.1 million dollars, with a leaseback to Lahey of 25,000 square feet of floor space in the east wing, the right of first opportunity to Lahey for other medical uses that might be interested in locating in the site and the implementation of AULs to deal with several oil spills on the site. Mr. Maher stated that Special Town Meeting would reconvene on January 14. The Finance Committee would be meeting on December 20, January 2, and numerous other meetings would take place in preparation for Town Meeting action. The Symmes Advisory Committee would like to meet with the Board again on January 7 to review planning progress, the Urban Renewal Plan, and the proposed budget for the Symmes Arlington Conservation and Improvement Project.

9:00 p.m. -- Members of the Zoning Bylaw Review Committee went with the Board to discuss possible zoning articles for the Annual Town Meeting. Freeland Abbott, Peter Fiore, and Bob Fedeau were present. Mr. McClennen reviewed his memorandum of December 13, 2001, indicating that the staff feel that they have taken these issues as far as they can. The Board reviewed the proposals for special places, duplex properties, building height, and changes to the height requirements in the B2A District. Board members were not supportive of the creation of the special places provision since it would create an administrative nightmare of the environmental design review process. Board members did not like the proposed changes to the height controls thinking it was a step backward from what has been in operation in Arlington for some period of time. Finally, they did not agree with the proposal to reduce the heights in the Business 2A District, feeling that to do so would remove the opportunity for creative architectural design and would result in long, low, flat buildings, which are not consistent with the streetscape on Massachusetts Avenue.

9:45 p.m. -- Director's Report:

1. The Board voted to amend Metcalf & Eddy contract in two parts, \$11,912 and \$16,994; moved by Mr. Tsoi, seconded by Mr. Faulkner; unanimous vote in favor. Mr. McClennen and Mr. OBrien indicated that they were still analyzing project supervision and would return to the Board shortly to review that matter.

2. The Board executed the Environmental Design Review Decision Number 2927 denying a second standing sign for Greater Boston Motorsports.
3. The Board reviewed the request from Community Intervention Program to increase beds at 23 Maple Street from ten to twelve. Mr. McClennen recommended that the number of beds be increased subject to the approval of the Building Inspector; moved by Nora Mann, seconded by Barry Faulkner, that the number of beds be increased from ten to twelve subject to the approval of the Building Inspector; unanimous vote in favor.
4. Schedule: Mr. McClennen reviewed the schedule for the next month.
5. Minutes to be approved: Mr. Faulkner moved that the minutes of November 19 be approved, seconded by Nora Mann; unanimous vote in favor.

10:15 p.m. -- The Board requested that Mr. McClennen to draft a letter to Jane Howard congratulating her for being selected as the Massachusetts APA Citizen Planner of the Year.

10:30 p.m. -- Adjournment; moved by Mr. Faulkner, seconded by Mr. Tsoi, to adjourn; unanimous vote in favor.

Respectfully submitted,  
Alan McClennen, Jr.